

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Waco**

State: **TX**

PJ's Total HOME Allocation Received: **\$17,087,284**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	39			
Program Progress:							
% of Funds Committed	93.11 %	94.44 %	23	95.51 %	26	26	
% of Funds Disbursed	91.37 %	88.90 %	10	87.58 %	67	66	
Leveraging Ratio for Rental Activities	11.78	4.66	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.54 %	1	82.17 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.65 %	60.18 %	19	71.17 %	55	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	76.33 %	1	81.54 %	100	100	
% of 0-30% AMI Renters to All Renters***	96.61 %	40.53 %	3	45.68 %	100	98	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.30 %	1	96.19 %	100	100	
Overall Ranking:			In State:	1 / 39	Nationally:	100	99
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,254	\$15,912		\$27,510	59 Units	7.70 %	
Homebuyer Unit	\$23,071	\$10,255		\$15,239	421 Units	54.60 %	
Homeowner-Rehab Unit	\$17,378	\$31,535		\$20,932	291 Units	37.70 %	
TBRA Unit	\$0	\$3,762		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waco TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

1.8 %

1.2 %

R.S. Means Cost Index: 0.78

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	15.3	20.2	18.6	0.0
Black/African American:	76.3	46.3	61.9	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	1.7	0.2	0.3	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.3	0.0

ETHNICITY:

Hispanic	6.8	32.8	18.9	0.0
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HOUSEHOLD SIZE:

1 Person:	15.3	16.2	47.4	0.0
2 Persons:	3.4	18.3	28.9	0.0
3 Persons:	22.0	27.3	10.3	0.0
4 Persons:	25.4	19.5	8.6	0.0
5 Persons:	23.7	12.4	2.7	0.0
6 Persons:	8.5	5.5	1.7	0.0
7 Persons:	1.7	0.7	0.0	0.0
8 or more Persons:	0.0	0.2	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	17.8	19.6	0.0
Elderly:	18.6	4.0	67.7	0.0
Related/Single Parent:	61.0	40.6	3.8	0.0
Related/Two Parent:	5.1	32.5	6.2	0.0
Other:	0.0	5.0	2.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	79.7	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	20.3	

of Section 504 Compliant Units / Completed Units Since 2001 3

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waco State: TX Group Rank: 100
 (Percentile)
 State Rank: 1 / 39 PJs Overall Rank: 99
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	76.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	1.52	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

